



Bonnici &
Associates



STATEMENT OF INFORMATION

7 CHASNEY COURT, BARANDUDA, VIC 3691

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 CHASNEY COURT, BARANDUDA, VIC

4 2 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$749,000

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$353,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



14 PATERSON AVE, BARANDUDA, VIC 3691

4 2 2

Sale Price

***\$410,000**

Sale Date: 01/12/2017

Distance from Property: 432m



15 KRUEGER ST, BARANDUDA, VIC 3691

4 2 2

Sale Price

\$595,000

Sale Date: 11/05/2017

Distance from Property: 137m



15 WICKHAM CRT, BARANDUDA, VIC 3691

3 1 5

Sale Price

***\$380,000**

Sale Date: 20/01/2018

Distance from Property: 449m



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10 QUOLL RD, BARANDUDA, VIC 3691

3 3 2

Sale Price

***\$595,000**

Sale Date: 18/07/2017

Distance from Property: 180m



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 CHASNEY COURT, BARANDUDA, VIC 3691

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$749,000

Median sale price

Median price

\$353,500

House

X

Unit


Suburb

BARANDUDA

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 PATERSON AVE, BARANDUDA, VIC 3691	*\$410,000	01/12/2017
15 KRUEGER ST, BARANDUDA, VIC 3691	\$595,000	11/05/2017
15 WICKHAM CRT, BARANDUDA, VIC 3691	*\$380,000	20/01/2018
10 QUOLL RD, BARANDUDA, VIC 3691	*\$595,000	18/07/2017